# Andover Conservation Commission Special Meeting Minutes June 28, 2011

Town of Andover Andover Town House 2<sup>nd</sup> Floor 8:30pm

#### **Conservation Commission Members in Attendance:**

Chairman Donald Cooper, Vice Chairman Michael Walsh, Commissioner Kevin Porter, Commissioner Alix Driscoll, Commissioner Floyd Greenwood and Commissioner Jon Honea. Staff member present was Robert Douglas, Director of Conservation.

### **SCHEDULED ITEMS:**

Bancroft School 15 Bancroft Road

Present in Interest: James Warren, Curt Young, Mark Johnson, Joe Piantedosi, Maria Meggro, Tom Broshar and Laura Gregory

Staff Recommendation: Continue to Date Uncertain

Called at 8:40pm. Public Hearing on a Notice of Intent filed by the Town of Andover under the Massachusetts Wetlands Protection Act, MGL Chapter 131, section 40, and/or the Andover Wetlands Protection By-Law, Article XIV, for the proposed construction of a new 106,486 square foot elementary school including parking, driveways, ball fields, utilities, stormwater management and miscellaneous site improvements.

Mr. Douglas presented this to the Commission. This is a continuation of the Public Hearing of June 21, 2011.

James Warren of Symmes Maini & McKee Associates provided an overview of the project using both boards and power point presentation for the audience. The wetlands were submitted for an ORAD in December 2008 and this was used to delineate the wetlands marked A, T, R, S and X. These wetlands are By-Law jurisdictional, not under the Wetlands Protection Act. Wetland T will be filled on the easterly and westerly sides, roughly 4800 square feet of alteration total to allow for the fields and road from West Knoll Road. The replication will be 2:1 on the easterly side of BVW on the south end of the property.

There will be an increase of .93 acres of impervious area from both the school building and the increase from 85 parking spaces to 120 parking spaces. There are multiple storm captors throughout the property as well as subsurface rooftop infiltration, porous pavement and a storm water dry detention basin. The detention basin is 4 feet deep located on the south end of the property and the bottom is 1 foot below existing grade. Pretreatment of runoff through deep sump catch basins.

The existing hydrology is such that stormwater runs through a connection at Bancroft Road or through the intermittent stream at the BVW at West Knoll Road. There will be an overall net reduction in the discharge towards the homes surrounding the property. The Applicant is proposing more sub drainage areas as well as a rainwater harvesting tank for a portion of the roof runoff. Overland flow from the ball fields will run into the intermittent stream. The dry detention basin will have 2.5 feet of water during a 100 year storm event and will drain in roughly 12 hours. The embankments of the detention basin must be mowed twice a year as maintenance and there will be quarterly monitoring of the outflow. Plant and Facilities will take over the operating and maintenance plan once the project is completed.

Curt Young addressed the Commission to discuss the wetland replication to take place. The replication area will be built on a slight slope touching the existing BVW on the south end of the property. There will be 2 separate wet meadows which will hold water from sheet flow to allow the wetlands to prosper. A variety of species will be heavily planted around the BVW and within the 25 foot buffer.

Commissioner Walsh asked Mr. Young to compare the value of the wetland area to be replicated versus the existing wetland areas. The wetland at the north end of the property, near the Bancroft Road entrance is a very well drained wetland area and well vegetated. It has a hydric soil condition with a small area of standing water and the rest is swampy. This will be minimally impacted during construction. The other wetlands are not thriving wetlands. Mr. Young recommended the replication are be monitored by a wetland scientist during construction to ensure its growth and make any necessary adjustments.

## DEP Comments were as follows:

- 1. Replication grading may result in BVW alteration.
- 2. Replication area looks and appears to function as a stormwater BMP
- 3. Require recharge volume calculation (total impervious area vs. increase in impervious area).
- 4. Stormwater BMPS within the buffer zone.
- 5. Demonstrate dry detention basin will fully drain within 24 hours.
- 6. Ensure bottom of dry detention basin does not intercept groundwater.
- 7. Proprietary separators and dry detention basin general statements for standard 2 and 3.

Mr. Warren informed the Commission that most of these comments have been addressed and others are just general in nature.

Chairman Cooper opened the meeting for public comments and questions.

Tom Boshar addressed the Commission and the Applicant with his concerns about flooding on his property located on Holt Road, abutting the school property. Due to the high ground water and high water table, the southern half of the school property drains through his lot. He believes although the wetlands are not "significant" on their own, when they work together they are significant. He is concerned with the amount of material and soil being brought into the site and asked that it be tested to make sure it does not contain hazardous materials. The soil is tested off site and has to come from an approved supplier and is monitored during construction. The supplier must provide a certification. Mr. Boshar also asked where the access for replication would be on the property. The access will be from the north end of the property. It will be excavated in the summer and fall and planting will take place in the spring.

Chairman Cooper asked Mr. Douglas to direct the peer reviewer to pay special attention to the south section of the property to address Mr. Boshar's concerns.

Laura Gregory address the Commission. She is in support of the fields and expects the design team will address the drainage issues of the property. She has been involved with the building committee for the past year and believes they have done everything possible to address all the possible issues. Andover soccer could be facing the loss of many fields in the next few years making these proposed fields that much more important to the town.

Commissioner Honea ask Mr. Young if the replication would be successful. There is required monitoring during the first 2 growing seasons to make sure it is growing and thriving.

ESS Group was given the information for the peer review about 5 weeks ago. When the report is complete they will come before the Commission with their presentation.

Attorney Johnson asked to continue to a date certain, July 19, 2011 hoping the ESS comments would be sent by Friday. The commission wants to make sure when the ESS report is submitted, the abutters have ample time to review and the proponent has time to review and answer any comments.

Chairman Cooper asked for a Motion. Commissioner Driscoll made a Motion to continue to a date uncertain, it was seconded by Commissioner Porter and unanimously approved.

Commissioner Driscoll made a Motion to find the T series wetland is not a state wetland under State criteria (310CMR 10.57(b)1) the T series doe not confine standing water to a volume of at least ¼ acre feet and to an average depth of at least 6 inches and therefore is not State Jurisdictional as Isolated Land Subject to Flooding. The motion was seconded by Vice Chairman Walsh and unanimously approved.

Commissioner Porter made a Motion to find the T Series wetland is jurisdictional under the Town of Andover Wetland By-law as it is a Freshwater Wetland that includes any area consisting of at least 5,000 square feet, where surface or groundwater, or ice, at or near the ground surface of the ground support the presence of hydric soils and/or plant community dominated (at least 50%) by wetland species. The Motion was seconded by Vice Chairman Walsh and unanimously approved.

#### **ACTION ITEMS:**

# Pan Am Railways, Inc.

Commission to sign Determination of Applicability approved at previous meeting.

#### **Bancroft Road 2-4**

Vice Chairman Walsh recused himself from this item.
Enforcement Order has been revised and approved by Town Counsel.
Commissioner Driscoll made a Motion to Approve the revised Enforcement Order, it was seconded by Commissioner Greenwood and unanimously approved.

# INFORMATION ITEMS THAT MAY REQUIRE A VOTE:

## **Gray Road – Skug River**

Ratification of Emergency Certification for breach of a beaver dam at Gray Road-Skug River.

Commission took no action as the breach did not occur.

The meeting as adjourned at 10:06pm by Motion of Commissioner Driscoll, seconded by Commissioner Porter and unanimously approved.

Respectfully submitted by:

Lynn Viselli, Recording Secretary